

**HISTORIC PRESERVATION COMMISSION OF THE CITY OF ANNAPOLIS
MINUTES OF THE PUBLIC HEARING
TUESDAY, JANUARY 11, 2011, 7:30PM**

A. CALL TO ORDER

The public hearing of the Historic Preservation Commission was called to order in City Council Chambers by Chair Kennedy at 7:30pm on Tuesday, January 11, 2011.

B. ROLL CALL

Commissioners Present: Sharon A. Kennedy, **Chair**
Thomas Bunting, **Vice Chair**
Kim Finch
Tim Leahy
Shelley Rentsch

Commissioners Absent: David Gallitano
Pat Zeno

Staff Present: Lisa Craig, Historic Preservation Commission
Jeff Halpern, Architectural Consultant

Staff Absent: Tom Bodor, Archaeology Consultant

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the Authority of Article 66B, Section 8.01-8.17 of the Annotated Code of Maryland and administered the oath en mass to all persons intending to testify at the hearing.

C. APPROVAL OF THE MINUTES

Mr. Bunting moved to approve the December 14, 2010 meeting minutes as amended.
Ms. Rentsch seconded the motion. The motion passed unanimously in a vote of 5-0.

D. ANNOUNCEMENTS

There were no announcements

E. VIOLATIONS

There were no violations to report.

F. CONSENT DOCKET

There were no applications for consent docket.

G. ADMINISTRATIVE BUSINESS

Mr. Bunting moved to accept the Administrative Approvals for October – December 2010.
Mr. Leahy seconded the motion. The motion passed unanimously in a vote of 5-0.

H. NEW BUSINESS

1. 19 Cathedral Street – Ashley Hepburn – Exterior renovations (WITHDRAWN**)**

H. PRE APPLICATION

Chair Kennedy reminded those present that this is an informal discussion and is held as a courtesy to the applicants to determine feasibility and to address any other issues of concern

that may arise at the hearing. This review does not constitute an approval. She explained that nothing discussed in this session will be binding on the commissioners or applicants.

1. 220 Prince George Street - Dennis McCoy – Window replacement.

Mr. McCoy acquired the property in 1988 and used it as a branch for his Law Office. In the mid 90's, the property was used full-time for the Law practice. He noted that the property is located in the historic district but is not a historic property because it was built in the 1940's. There are three steel framed post World War II cellar windows that are broken because they will not close. He referred the Commission to a photograph of the windows that have been included in the packet. He explained that a bug and security problem exists because the windows are not operational. He described the second floor window as an encasement type. He contacted three companies and only Andersen provided a bid on the replacement windows with wood materials at a cost of \$10,000. The pre-application is for replacement of the three basement windows and two second floor windows as well as the window on the side of the house.

Ms. Craig said that this is a non contributing structure based on the period but would prefer to clarify for certainty. Mr. Halpern believes that the windows represent the history of the house and can be restored rather than replaced. Mr. Leahy, Ms. Rentsch and Ms. Finch would support the request as long as the windows are wood. Mr. Bunting believes that it is a non contributing resource that has been compromised.

Chair Kennedy **summarized** that a majority of the Commission believes that this is a **feasible** project. There is considerable interest in getting documentation and testimony about refurbishment to better understand the technical and financial issues involved. The Commission would also like to receive the detail on the windows as well.

2 25 Market Space/Market House – City of Annapolis – Proposed alterations

Chair Kennedy clarified that the Commission approved a request from a partner of the City to modify the walls and doors at the Market House. Subsequent review has proven that these doors may not be code compliant and may not continue to be part of the program. The Commission was advised to not consider this discussion.

Ms. Openshaw went over the project renovation schedule explaining that the Department is in the process of preparing an HVAC load analysis and soliciting bids for a new mechanical engineer design consultant to look over the plans that have been prepared to date as well as prepare an independent analysis recommendation. She noted that the analysis is scheduled to be completed by January 24, 2011. This same mechanical engineering firm will proceed with design for completion by February 21, 2011. The construction is anticipated between February 1st and March 1st. The overall project is scheduled to be completed by the May 1, 2011 timeframe. Mr. Halpern asked if the louvers will be replaced and Ms. Openshaw responded that this will be added into the process. M. Openshaw asked if the Commission would be amenable to concealing or painting the existing vents. The Commission believed that there was some leniency but this would still need to go through the process.

Mr. Schwerzler provided photographs of the building's original signs dated 1972 and showed a map of the existing conditions on the site. He noted that the tenant would like to use a section of the plaza for a farmer's market type space so the planter and curb will be removed. The proposal will include the installation of oversized spaces so that the pick up trucks can back into them and market their goods directly on the plaza. The history stone on the wall will be moved to a new location to be incorporated along with the horse trough. The planter will be moved and newly designed to incorporate the historic markers.

Ms. Craig believes that the interpretive markers could be used to tell the story of the Market House. Mr. Halpern asked if this proposal is being coordinated with the City Dock Committee. Ms. Craig responded that there is coordination of these efforts among staff and there will be a presentation of their findings. Mr. Halpern asked for clarification on the location of the planters as it appeared will be located on the pavement where they can be damaged. Ms. Openshaw will clarify the planter's location in the final details.

Ms. Rentsch expressed concern regarding the loss of green space so believes that there should be some kind of study of the green space. She also believes that the tenant needs to be made aware that the reconfiguration must be temporary. Mr. Bunting believes it is a viable project.

Chair Kennedy **summarized** that a majority of the commissioners believe that this is a **feasible** project. She noted that the detailing is critical. There were some concerns regarding the view sheds from the top of Main Street so that there not be any intrusion into pedestrian view shed of the water. Also, the view shed from the water to the historic district needs to be addressed.

Signs

Ms. Openshaw said the signage has changed and are considering a version of the 1972 renovation type signage. Mr. Schwerzler pointed out the locations of the existing signs. He noted that the new kiosk will be used to highlight the tenants of the market and interpretation of the entire area. Ms. Openshaw added that the only other feature is a proposal to add lighting. There was discussion regarding a kiosk free standing sign. Ms. Openshaw is considering removing the individual parking meters and move to a pan market display. She will also ask for electrical pedestal to accommodate the outdoor activities.

Mr. Bunting supports the sign as proposed. Chair Kennedy views the sign as an opportunity for interpretive signage to notify residents of the history. Ms. Rentsch asked the applicant not subtract any green space with the design. Ms. Craig suggested that Ms. Oppenshaw do what is necessary to soften the space to make it more inviting to the patrons.

Chair Kennedy **summarized** that the Commission reviewed the HVAC, signs, street furniture, kiosk, geothermal, parking pavers and an electrical pedestal. She noted a majority of the commissioners believe the application is **feasible** to move forward with a full application. There were concerns regarding the view shed both down Main Street and from the water. There are concerns of the removal of additional green space in the public arena. There is support for a freestanding kiosk in exchange for a reduced and simplified signage on the building. There were no questions raised regarding the relocation of the history stone and horse trough but the Commission looks forward to the details on the elevations. There are questions regarding clarification of the plaza and the road. There was discussion regarding the lighting on the signs being low key and compliant.

With there being no further business, the meeting was adjourned 9:00pm.

Tami Hook, Recorder